

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Karen L. Grant, Esq. State Bar No. 122084 Law Offices of Karen L. Grant 924 Anacapa Street, Suite 1M Santa Barbara, CA 93101 (805) 962-4413 (805) 568-1641 FAX kgrant@silcom.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor		FOR COURT USE ONLY	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION			
In re: Rancho Arroyo Grande LLC, a California Limited Liability Company, Debtor(s).		CASE NO.: 9:15-bk-12171-PC CHAPTER: 11	
		NOTICE OF SALE OF ESTATE PROPERTY	

Sale Date: 09/07/2016	Time: 10:00 am
Location: 1415 State Street, Santa Barbara, CA Ctrm 201	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 08/24/2016

Description of property to be sold:

Personal Property assets as identified in Attachment "1" not included under Bettinelli Offer or Ruffoni Offer

Terms and conditions of sale:

Personal property will be sold as-is, where-is, with no representations or warranties, free and clear of liens and interests.

Proposed sale price: _____

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Attachment "2"

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

September 7, 2016 at 10:00 a.m.
United States Bankruptcy court
1415 State Street, Ctr 201
Santa Barbara, CA 93101

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Karen L. Grant, Esq. State Bar No. 122084
Law Offices of Karen L. Grant
924 Anacapa Street, Suite 1M
Santa Barbara, CA 93101
(805) 962-4413
(805) 568-1641 FAX
kgrant@silcom.com

Date: 08/11/2016

Desc	Equipment & Inventory Asset List	Age/Yr Of Purchase	Est or Cost Basis	Liquidated FMV	Bettenelli Offer	Ruffoni Offer	Minimum Selling Price
11-Aug-16	Rancho Arroyo Grande Equipment & Inventory Asset List						
1	New Holland TN95F Tractor	2008	49,725	25,000			2,700
2	42" Tenax Bird Netting	2008	13,658	1,000			500
3	42" Tenax Bird Netting	2008	31,809	2,500			100
4	Smeiser Ripper SN#3PV08	2008	4,408	1,000			100
5	2009 Bird Netting	2009	9,347	2,000			100
6	Hedger	2009	20,946	15,000	10,000		
7	Olive Press	2009	2,855	500			100
8	1997 Ford Truck F-350 VIN#1778	1997	4,393	1,000			500
9	2007 Honda ATV VIN#0703	2007	7,802	1,000		500	
10	2007 Honda ATV VIN#1770	2007	7,802	1,000			
11	2000 International Water Truck VIN#1731	2000	43,500	25,000	1,500	5,000	
12	Genie 400 Watt Light Tower	2008	4,310	1,000			120
13	2000 Ford F-550 VIN#4516	2000	25,000	5,000			3,300
14	Fuel Farm	2005	25,616	2,500			
15	New Holland 1118 Swather	1987	6,589	1,500		1,500	
16	New Holland 505 Baler	1984	6,589	1,500		1,500	
17	John Deere 8350 Grain Drill	1987	2,196	500		500	
18	Gooseneck Flatbed Trailer	2007	10,738	5,000	5,000		
19	Berm Sweep	2005	1,647	500			30
20	Flory D20 Foller Applicator	2004	3,295	500	3,000		
21	Rears Nifty Fifty Sprayer				1,800		
22	ASV - 4820	1998	8,786	1,000			500
23	Chainsaw	2007	430	50			10
24	Back Pack Blower	2007	308	50			10
25	Chainsaw	2007	430	50			10
26	Kombsystem	2007	338	50			10
27	Trimmer	2007	308	50			10
28	Brushcutter	2007	666	50			10
29	Hedge Trimmer	2007	482	50			10
30	Wildcat 52" Mower	2007	9,445	2,500		100	
31	Five Propane Patio Heaters	2008	1,954	500			100
32	Front Weights For Tractor	2008	718				
33	Three 8-Gallon LPG Tanks	2008	517	100			50
34	Poly Tank Injection Units:						
35	2-2100 Gallon Tanks	2008	3,861	500			-
36	2-2100 Gallon Containment Tanks	2008	6,650	2,500			-
37	2-220 Volt Injection Units	2008	7,079	500			-
38	2-VS 220 PH Controller	2008	11,422	2,500			-

Rancho Arroyo Grande Equipment & Inventory Asset List		11-Aug-16		ATTACHMENT "1"							
		Age/Yr Of Purchase	Est or Cost Basis	Liquidated FMV	Bettenelli Offer	Ruffoni Offer	Minimum Selling Price				
2-PH Sensors		2008	912	100			-				
Ranger Utility Trailer		2008	1,565	500			270				
Harvest Macrobins (346 1/4 Ton Bins, 4 1/2 Ton Bins)		2008	46,288	31,500			8,850	25 1/4 Ton Each 50 1/2 Ton Each			
Miscellaneous Ranch Equipment		Pre 2007	50,000	5,000			-				
300 Gallon Ozone Water Tank							-				
Chevy Pickup							100				
Vacuum							-				
Refrigerator							-				
Washer & Dryer							100				
Bin Trailers							500				
Folding Disc							500				
Post Hammer							500				
Toro Lawn Mower							10				
Lincoln Welder							500				
Backpack Sprayer							10				
Galleon Roller							500				
Chisel Plow							240				
Field Cultivator							500				
Miscellaneous Vyd Equipment		Pre 2007	50,000	1,000			-				
Chevy Flatbed Truck							-				
Misc Vineyard Tools							-				
Enviro Mist Sprayer					500		200				
John Deere Mower							100				
Misc Vineyard Tools							-				
1998 Honda ATV							100				
Great Plains Grain Drill					3,000		1,000				
Ox Bow Vineyard Sprayer					4,000		180				
Pul Blast Vineyard Sprayer											
Smieser Ring Rollers					150						
Lockers					150						
Stainless Steel Table					150						
Ring Rollers					700		210				
Chemical Injection Pump					300						
Honda Dirt Bike					1,000						
Suzuki Motorcycle					1,300						
Other											
Winery Wastewater Treatment Plant		2009	473,000	100,000			50,000				

Rancho Arroyo Grande Equipment & Inventory Asset List		ATTACHMENT "1"									
11-Aug-16											
		Age/Yr Of Purchase	Est or Cost Basis	Liquidated FMV	Bettenelli Offer	Ruffoni Offer	Minimum Selling Price				
Lighting & Fixtures in Trailer		2008	50,000	10,000			1,000				
Flooring & Scaffolding		2008	100,000	10,000			1,000				
Total			\$ 1,378,396	\$ 329,050	\$ 40,500	\$ 13,600	\$ 87,445				

ATTACHMENT "2"

OVERBID PROCEDURES

Any party wishing to overbid on the Bettinelli Sale Property or Ruffoni Sale Property shall submit an initial written overbid to Debtor's counsel at least 48 hours prior to the hearing on this motion.

Any party wishing to bid on the Remaining Property should appear at the hearing on the Motion. The bidding for the Remaining Property at the hearing will not be subject to the "Minimum Selling Price" but may be accepted or rejected by the Debtor.

This sale of the Bettinelli Sale Property and Ruffoni Sale Property shall be on the same terms and for the same property as the proposed sales as reflected in Exhibits "A" and "B".

The First Minimum Overbid (subject to court approval) for the Bettinelli Sale Property shall be \$41,000, with subsequent overbid intervals as fixed by the court.

The First Minimum Overbid (subject to court approval) for the Ruffoni Sale Property shall be \$14,000, with subsequent overbid intervals as fixed by court.

Successful over bidders to the purchase under the proposed sales shall deliver to Debtor's counsel within twenty-four (24) hours of the entry of the order approving the sale a certified check or wire transfer, or at such other date and location agreed to by the parties. Should the Successful over bidders fail to deliver such funds within the time agreed upon, the Debtor is authorized to sell to the next highest bidder for the property.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
924 Anacapa Street, Suite 1M, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 8/12/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Marc Andrews** bankruptcyls@wellsfargo.com, andrewma@wellsfargo.com
- **Simon Aron** saron@wrslawyers.com
- **Jennifer Witherell Crastz** jcrastz@hemar-rousso.com
- **Brian D Fittipaldi** brian.fittipaldi@usdoj.gov
- **Karen L Grant** kgrant@silcom.com
- **Carissa N Horowitz** carissa@beallandburkhardt.com, artyc@aol.com; castlesb@aol.com
- **Elsa M Horowitz** ehorowitz@wrslawyers.com, aparisi@wrslawyers.com
- **J. Alexandra Rhim** arhim@hemar-rousso.com
- **United States Trustee (ND)** ustpreion16.nd.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 8/12/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 8/12/16, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Peter H. Carroll (Via Hand Delivery)
1415 State Street
Santa Barbara, CA 93101

☐ Service information continued on attached page

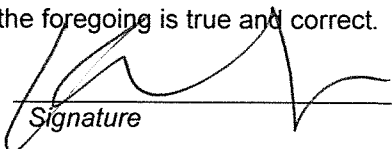
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/12/2016

Date

Karen L. Grant

Printed Name


Signature

Rancho Arroyo Grande LLC
Case 9:15-bk-12171-PC
217-G Stearns Wharf
Santa Barbara, CA 93101-3582

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Ruffoni Farming & Management LLC
591 Hi Mountain Rd.
Arroyo Grande, CA 93420-4990

Christopher J & Ann W. Conway
1530 Roble Drive
Santa Barbara, CA 93110-2442

Delta Liquid Energy
P.O. Box 5230
Santa Maria, CA 93456-5230

Tom McGuire
Farm Credit West, PCA
175 Cow Meadow Place
Paso Robles, CA 93446

Padre Associates, Inc.
1861 Knoll Drive
Ventura, CA 93003-7348

Wells Fargo Bank NA
Attn: Bankruptcy Dept. MAC#D3347-014
3476 Stateview Blvd.
Fort Mill, SC 29715-7203

Department of Motor Vehicles
P.O. Box 942897
Sacramento, CA 94297-0897

United Security Investors
301 N. Canon Dr. Suite 207
Beverly Hills, CA 90210-4726

Sean Addison Pool and Spa Inc.
P.O. box 552
Arroyo Grande, CA 93420-4990

James P. Erb, CPA
San Luis Obispo County Tax Collector
1055 Monterey St. Rm D-290
San Luis Obispo CA 93408-1003

All Seasons Landscaping
P.O. Box 5256
San Luis Obispo, CA 93403-5256

Harry E. Hagen
Santa Barbara Tax Collector
105 E. Anapamu St. Rm 109
Santa Barbara, CA 93101

Conway Vineyards Inc.
217-G Stearns Wharf
Santa Barbara, CA 93101-3582

Diamond West Farming Co Inc.
P.O. Box 401
German, CA 93630-0401

Wells Fargo Bank, NA
21680 Gateway Center Drive #160
Diamond Bar, CA 91765-2456

ISI Servicing Inc.
595 Wilshire Blvd, Suite 7088
Beverly Hills, CA 90212-2507

United Security Investors
301 N. Canon Dr. Suite 207
Beverly Hills CA 90210-4726

oddy and Becca Mora
91 Hi Mountain Road
Arroyo Grande, CA 93420-4990